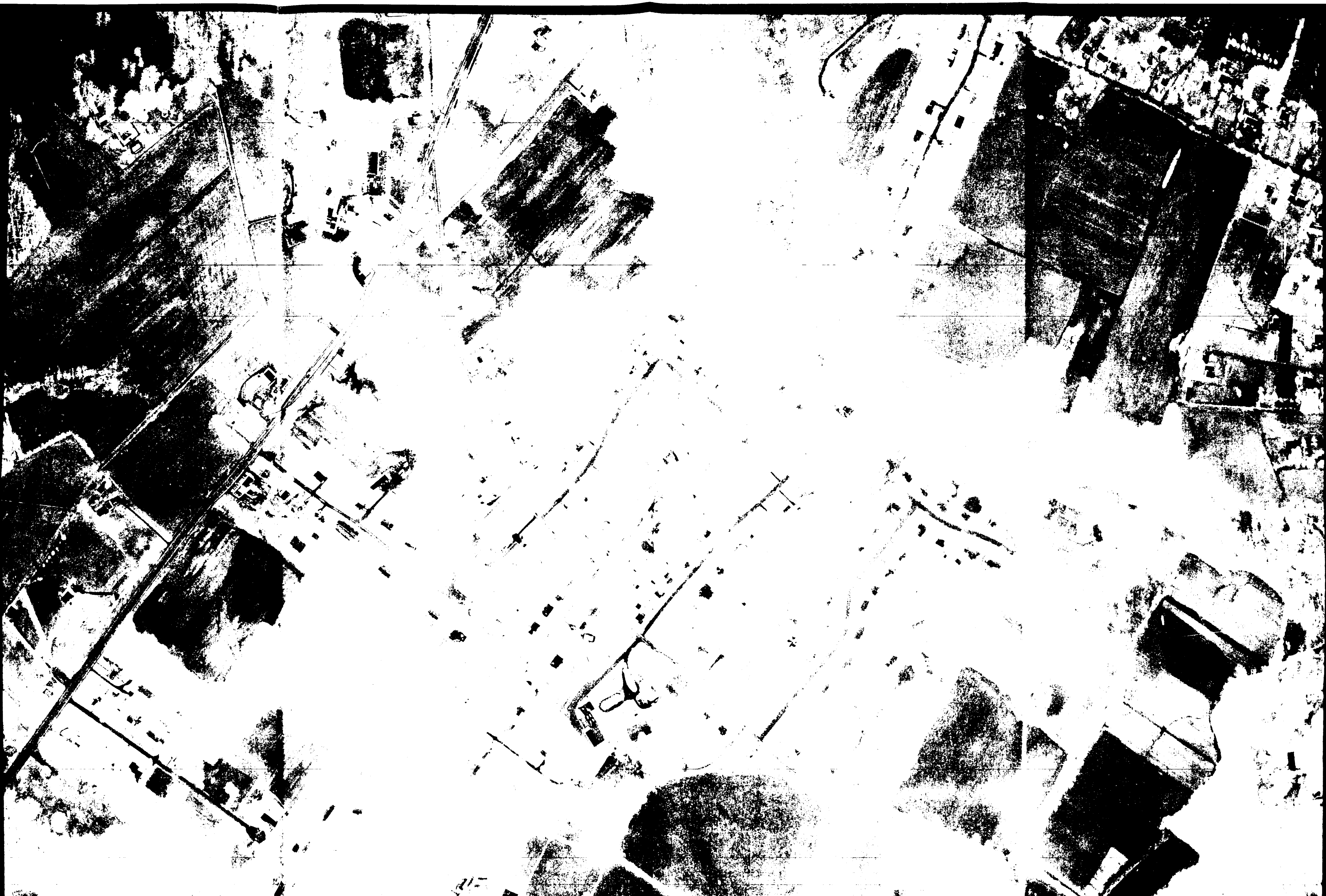


94-526-A



519

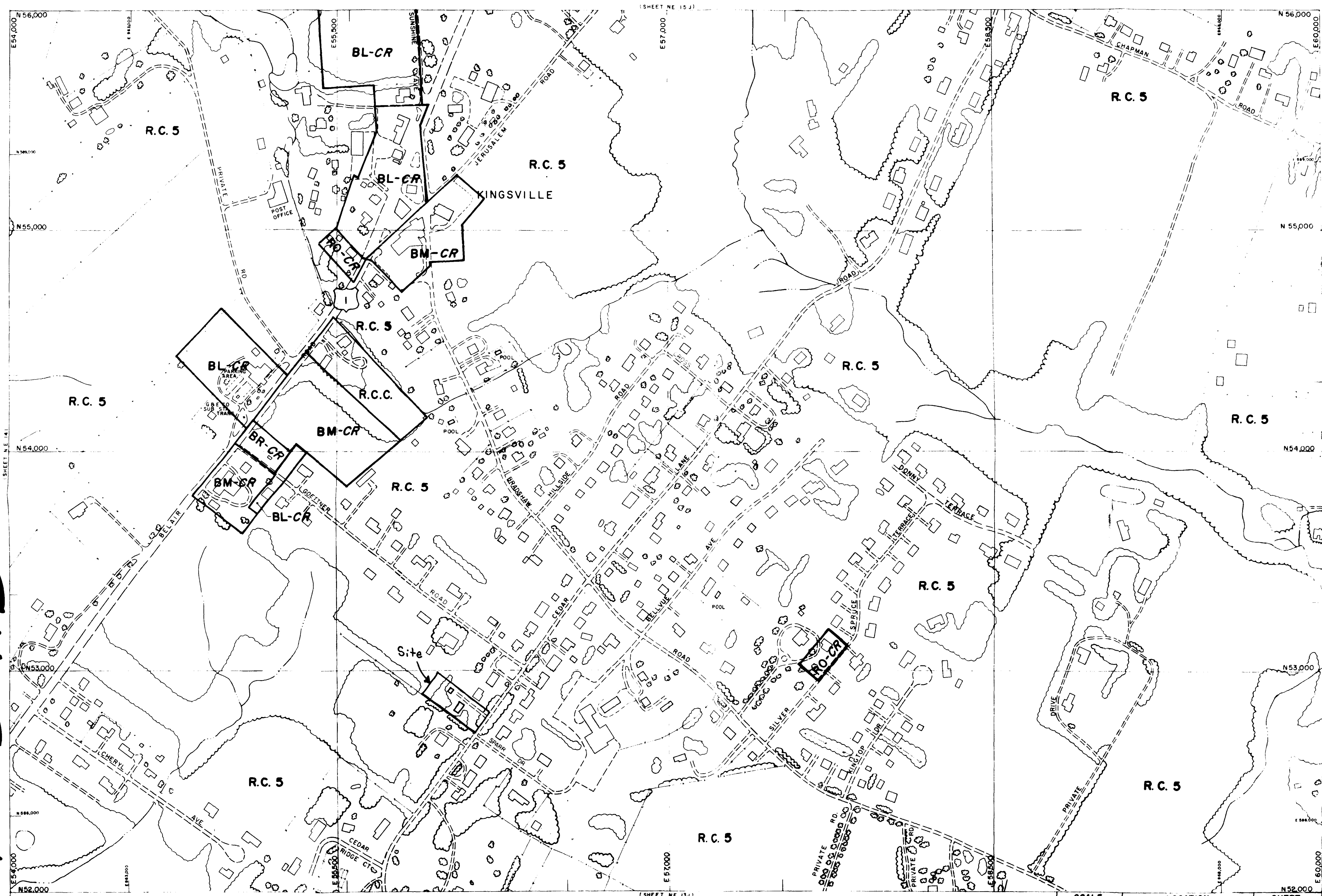
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

Greg Kilduff & Lisa Spencer
11600 Cedar Lane, Kingsville
Petition for Zoning Variance
PREPARED BY A/R PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	KINGSVILLE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		14-J

20

94-526-A



Q-NE QQ-NW

Greg Hilduff & Lisa Spencer
11600 Cedar Lane, Kingsville
Petition for Zoning Variance

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

519

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	KINGSVILLE	N. E.
DATE OF PHOTOGRAPHY JANUARY 1988		14 - J



County Council of Baltimore County
Court House, Towson, Maryland 21204
(410) 887-3196
Fax (410) 887-5791

Bertha L. Manley
First District
Melvin G. Mintz
Second District
C.A. Duich Hupperberger, III
Third District
Douglas B. Brey
Fourth District
Vince Gardina
Fifth District
William A. Howard, IV
Sixth District
Donald C. Mason
Seventh District
Thomas J. Redwood, Jr.
Eighth District
Secretary

June 21, 1994

Mr. Lawrence E. Schmidt
Zoning Commissioner
Court House
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 57-94 concerning the public disclosure of Lisa R. Spencer, an employee of the Baltimore County Department of Personnel. Ms. Spencer has applied for a variance in order to enlarge a kitchen at her property located at 11600 Cedar Lane in Kingsville.

This Resolution was unanimously approved by the County Council at its meeting on Monday, June 20, 1994 and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Redwood, Jr.
Thomas J. Redwood, Jr.
Legislative Counsel/Secretary

Enclosure
BY MAIL
cc: Lisa R. Spencer

H.O.
County employee involved. Council
resolution copy in file

11602 Cedar Lane
Kingsville, MD 21087
June 28, 1994

Mr. Lawrence E. Schmidt
Zoning Commissioner
440 Washington Ave., Rm. 112
Towson, MD 21204

Dear Mr. Schmidt:

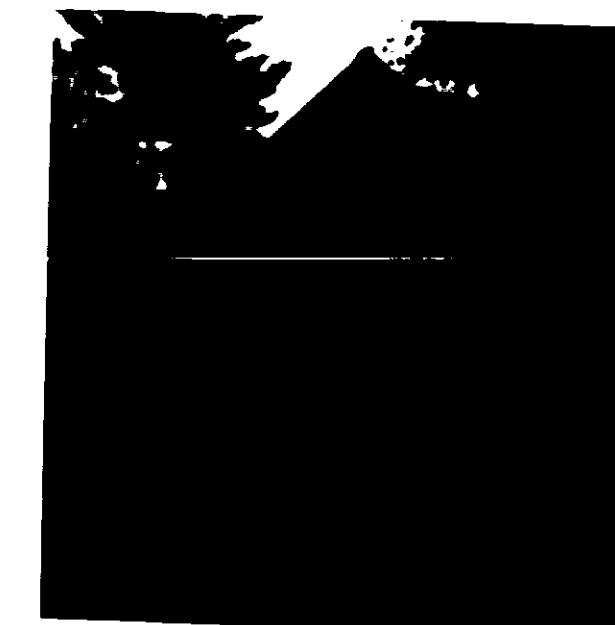
I have been informed by my next door neighbors, Greg Kilduff and Lisa Spencer of their desire to enlarge their kitchen at 11600 Cedar Lane. I understand that the enlargement of the kitchen will change the existing 28 foot variance to a 26 foot variance. I have reviewed their plans and approve.

Sincerely,

Frank R. Kesselring
Frank R. Kesselring



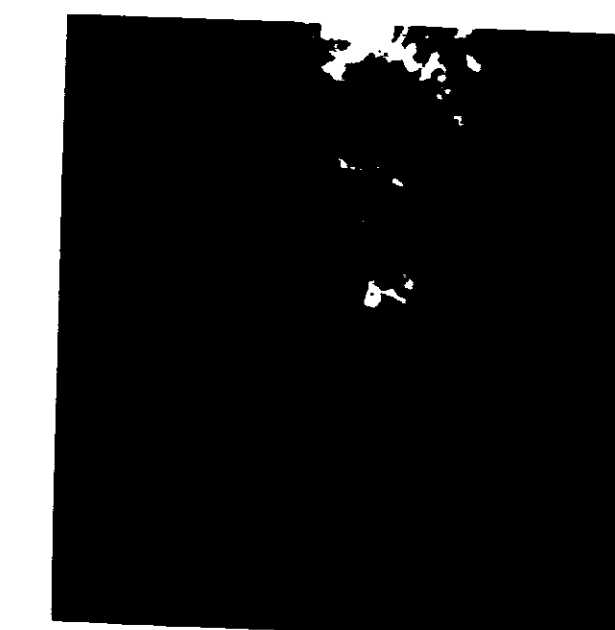
BACK ADD AREA LIMITS
YELLOW FLAKES 519



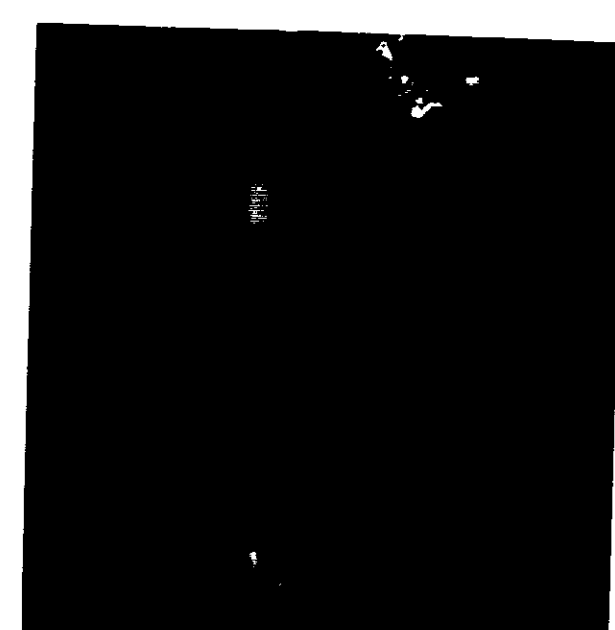
ADDITION
AREA SHOWN 519



SUBJECT LOT
11600 519



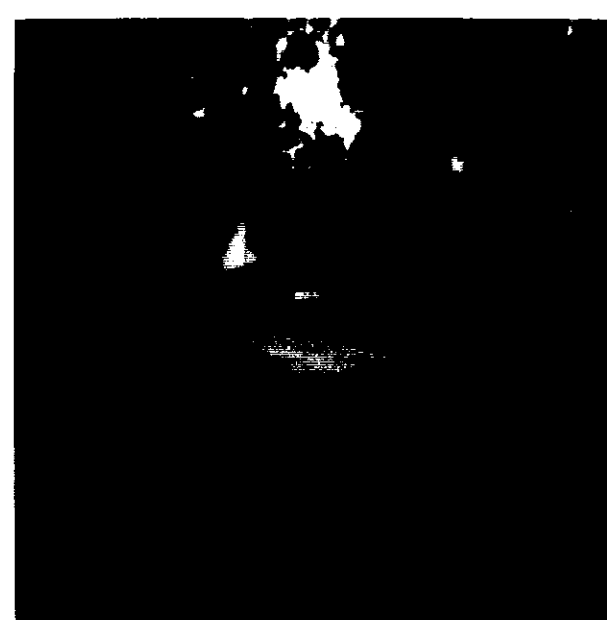
ADDITION
519



ADDITION
519



FRONT
VIEW 519



NEIGHBOR
11602 519

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11600 Cedar Lane Kingsville
Subdivision name: As recorded in Deed Liber SM 7747, Folio 473

see pages 5 & 6 of the CHECKLIST for additional required information

OWNER: Gregory M. Kilduff and Lisa Spencer

ZONING DESCRIPTION
FOR
11600 CEDAR LANE
KINGSVILLE 21087

Beginning at a point in the center of Cedar Lane distant 759 feet southwesterly measured along the center of Cedar Lane from the corner of the center line of Cedar Lane and the centerline of Bradshaw Road then from point of beginning the following courses and distances:

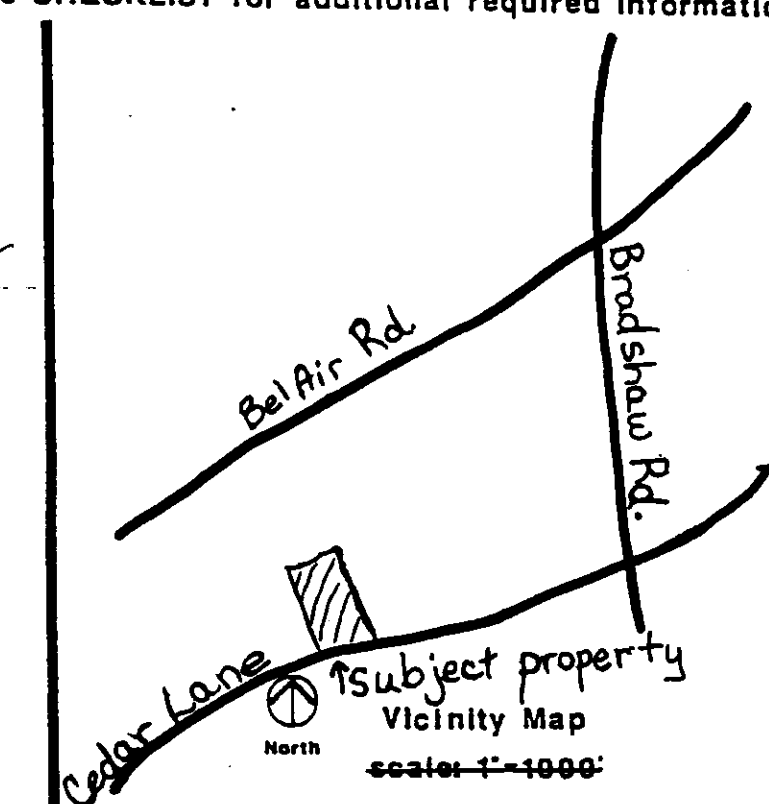
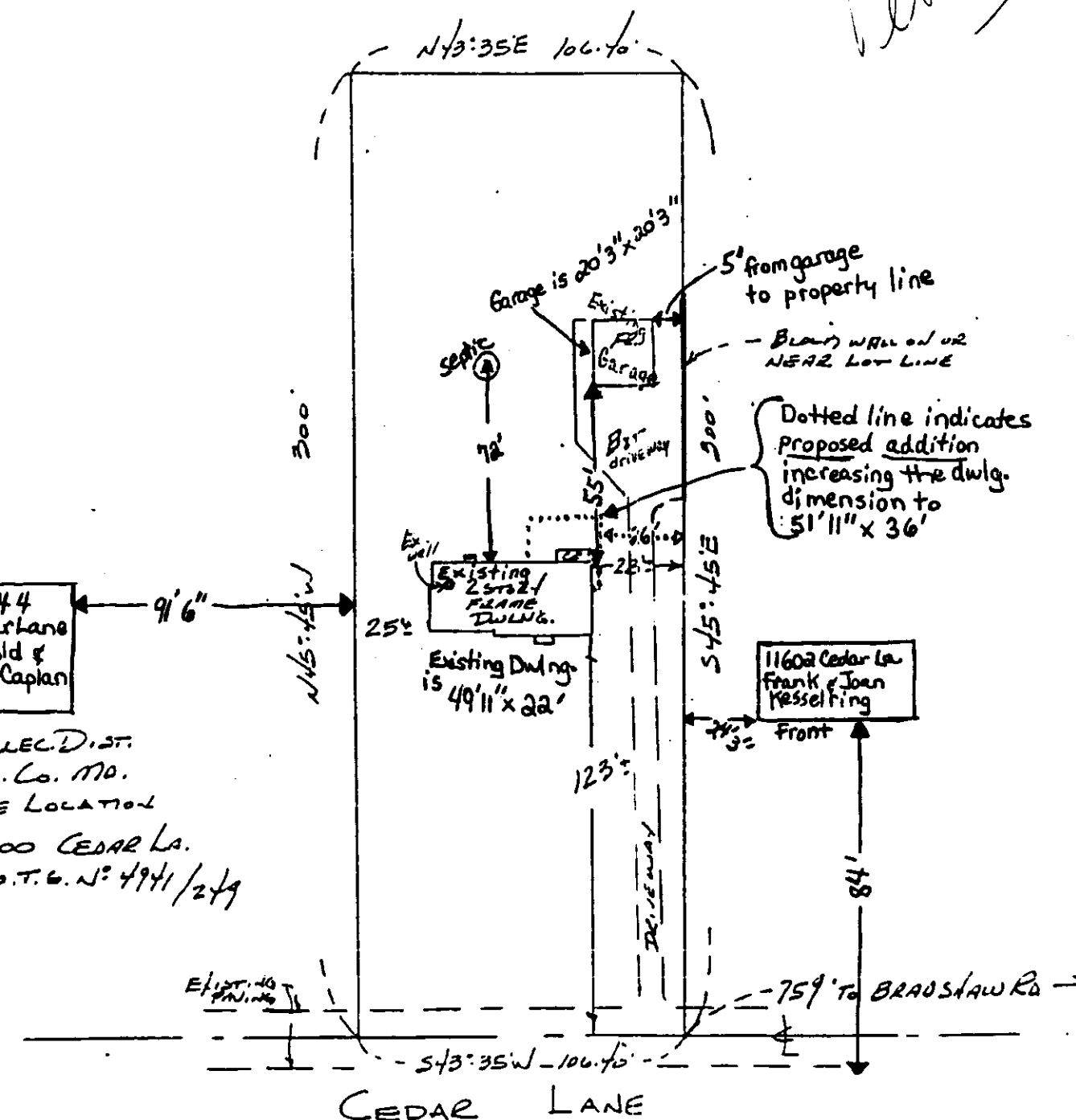
S. 43° 35' W. 106.40 ft.,
N. 45° 45' W. 300 ft., N.
43° 35' E. 106.40 ft., S.
45° 45' E. 300 ft. being
11600 Cedar Lane .73 ±
acres in election
district 11,
councilmanic district 5.

11604 Cedar Lane
Arnold & Mary Caplan
1178 ELEC. DIST.
BALTO. CO. MD.
HOUSE LOCATED
N: 11600 CEDAR L.
REF: A.T.C. N: 4741/244



North
date: 6/28/94
prepared by: L. Spencer

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 11
Councilmanic District: 5
1"=200' scale map#: NE 14J
Zoning: RC-5
Lot size: .73 31920
acreage square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ public ☒ private
Prior Zoning Hearings:
none to my knowledge

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 519 CASE#:

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 14, 1994

Mr. Gregory M. Kilduff
Ms. Lisa R. Spencer
11600 Cedar Lane
Kingsville, Maryland 21087

RE: Case No. 94-526-A, Item No. 519
Petition for Administrative Variance
Petitioner: Gregory Michael Kilduff and Lisa Ruth Spencer

Dear Mr. Kilduff and Ms. Spencer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on Jun 30, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

U. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-519 (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for DAVID A. KANDLER, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/12/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 512,514,515,516,518, 517,520,521,522,523 AND #1.

RECEIVED
JUL 13 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

July 22, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson, DEPRM
Development Coordinator

SUBJECT: Zoning Item #519 - Kilduff Property
11600 Cedar Lane
Zoning Advisory Committee Meeting of July 11, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

The well is located inside the existing house. The applicant should contact Mr. Thomas Ernst of the Ground Water Management Division of this Department at 887-2762 for advice on quality protection.

JLP:TE:sp

KILDUFF/DEPRM/TXTSBP

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 25, 1994

Mr. Gregory M. Kilduff
Ms. Lisa R. Spencer
11600 Cedar Lane
Kingsville, Maryland 21087

RE: Case No. 94-526-A, Item No. 519
Petition for Administrative Variance

Dear Mr. Kilduff and Ms. Spencer:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on July 22, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure



County Council of Baltimore County
Court House, Towson, Maryland 21204
(410) 887-3196
Fax (410) 887-5791

Berchie L. Marley
FIRST DISTRICT
Nelson G. Mintz
SECOND DISTRICT
C.A. Dutch Ruppensberger, III
THIRD DISTRICT
Douglas B. Riley
FOURTH DISTRICT

Vince Gardina
FIFTH DISTRICT
William A. Howard, IV
SIXTH DISTRICT
Donald C. Mason
SEVENTH DISTRICT
Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

June 21, 1994

Mr. Lawrence E. Schmidt
Zoning Commissioner
Court House
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 57-94 concerning the public disclosure of Lisa R. Spencer, an employee of the Baltimore County Department of Personnel. Ms. Spencer has applied for a variance in order to enlarge a kitchen at her property located at 11600 Cedar Lane in Kingsville.

This Resolution was unanimously approved by the County Council at its meeting on Monday, June 20, 1994 and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
R5794/DAPTJP
cc: Lisa R. Spencer

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1994, LEGISLATIVE DAY NO. 13
RESOLUTION NO. 57-94

MR. VINCENT J. GARDINA, COUNCILMAN

BY THE COUNTY COUNCIL, June 20, 1994

A RESOLUTION concerning the public disclosure of Lisa R. Spencer, an employee of the Baltimore County Department of Personnel.

WHEREAS, Lisa R. Spencer, an employee of Baltimore County, has applied for a variance in order to enlarge a kitchen at her property located at 11600 Cedar Lane in Kingsville; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a special exception filed by Linda R. Spencer does not contravene the public welfare and is hereby authorized.

R05794/R0594

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Mr. Gregory Michael Kilduff
Ms. Lisa Ruth Spencer
11600 Cedar Lane
Kingsville, Maryland 21087

Re: CASE NUMBER: 94-526-A (Item 519)
11600 Cedar Lane
N/S Cedar Lane, 759 feet SW of Bradshaw Road
11th Election District - 5th Councilmanic
Petitioner(s): Gregory Michael Kilduff and Lisa Ruth Spencer

Variance to permit a side yard setback of 26 feet (for a proposed addition on the right side of an existing dwelling, said addition being 2 feet wider than the existing house) in lieu of the required setback of 50 feet.

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Case #1 made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a rereminder regarding the administrative process.

1) Your property will be posted on or before July 10, 1994. The closing date (July 25, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Cedar Lane, 759 ft. SW
of Bradshaw Road
11600 Cedar Lane
11th Election District
5th Councilmanic District
Gregory M. Kilduff, et al
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Gregory M. Kilduff and Lisa Ruth Spencer for that property known as 11600 Cedar Lane in the Kingsville section of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 26 ft. in lieu of the required 50 ft., for a proposed addition (kitchen) on the right side of an existing dwelling (said addition is 2 ft. wider than the existing house), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-122 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of July, 1994 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 26 ft., in lieu of the required 50 ft., for a proposed addition (kitchen) on the right side of an existing dwelling, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 27, 1994

Mr. Gregory M. Kilduff
Ms. Lisa Ruth Spencer
11600 Cedar Lane
Kingsville, Maryland 21087

RE: Petition for Administrative Zoning Variance
Case No. 94-526-A
Property: 11600 Cedar Lane

Dear Mr. Kilduff and Ms. Spencer:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 11600 Cedar Lane Kingsville 21087
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 to permit a side yard setback of 26 ft. (for a proposed addition on the right side of an existing dwelling, said addition being 2 ft. wider than the existing house) in lieu of the required setback of 50 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty. Requesting a 26 foot variance from dwelling to property line. A 28 foot ~~setback~~ now exists. House was built prior to RC-5 zoning. Our kitchen is very small and needs to be enlarged. It is located on the side of the house with the 28 foot variance. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
Gregory Michael Kilduff
Lisa Ruth Spencer
11600 Cedar Lane (410) 887-3311 (W)
Kingsville, MD 21087
Lisa Spencer
Kingsville (410) 887-3311 (W)

ORDER RECEIVED FOR FILING

DATE 6/30/94
POSTING DATE 7/19/94
ESTIMATED POSTING DATE

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11600 Cedar Lane
Kingsville, MD 21087

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include reasons or practice offices)

Requesting a 26 foot variance from dwelling to property line.
A 28 foot ~~setback~~ now exists. House was built prior to RC-5 zoning. Our kitchen is very small and needs to be enlarged.
It is located on the side of the house with the 28 foot variance.

That Affiant(s) acknowledges that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gregory Michael Kilduff
Lisa Ruth Spencer

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 26th day of JUNE 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gregory M. Kilduff & Lisa R. Spencer
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal
6/30/94

My Commission Expires

KRISTY M. THOMAS
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires February 28, 1998

ZONING DESCRIPTION
FOR
11600 CEDAR LANE KINGSVILLE 21087

Beginning at a point in the center of Cedar Lane distant 759 feet southwesterly measured along the center of Cedar Lane from the corner of the center line of Cedar Lane and the centerline of Bradshaw Road then from point of beginning the following courses and distances:

S. 43 35' W. 106.40 ft., N. 45 45' W. 300 ft., N. 43 35' E. 106.40 ft., S. 45 45' E. 300 ft. being 11600 Cedar Lane .73 ± acres in election district 11, councilmanic district 5.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Posted for: Variance
Petitioner: Gregory M. Kilduff & Lisa R. Spencer
Location of property: 11600 Cedar Lane, N/S
Location of Signs: 11600 Cedar Lane, N/S
Remarks: Mailed
Posted by: Mailed
Date of return: 7/12/94
Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
7-25-94

Account: R-0C1-6190

Number 519

By JLL

Date 6/30/94

(ADMIN) RES VAR FILING CODE 010 \$ 50.00
1 SIGN POSTING CODE 080 \$ 35.00
TOTAL: \$ 85.00

OWNERS KILDUFF & SPENCER
LOC 11600 CEDAR LA

02A0C00087KTC-HRC
PA 00091450A06-30-94 \$85.00

Quarter Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JARLOW, DIRECTOR

For newspaper advertising:

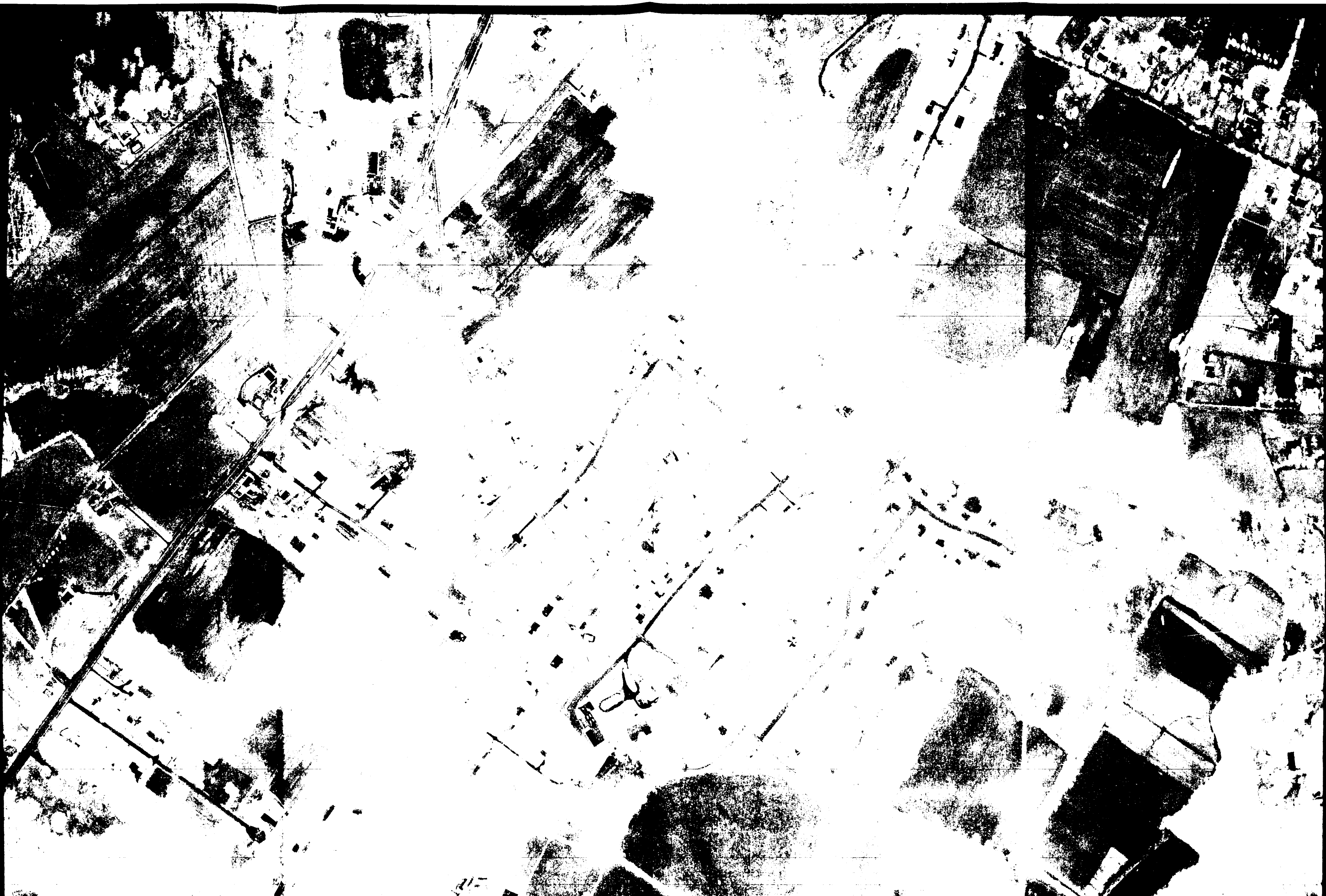
Item No.: 519
Petitioner: Lisa R. Spencer
Location: 11600 Cedar Lane Kingsville MD 21087
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Lisa R. Spencer
ADDRESS: 11600 Cedar Lane Kingsville, MD 21087

PHONE NUMBER (H) 592-2487 (W) 887-3311

AJ:ggg

(Revised 04/09/93)

94-526-A



519

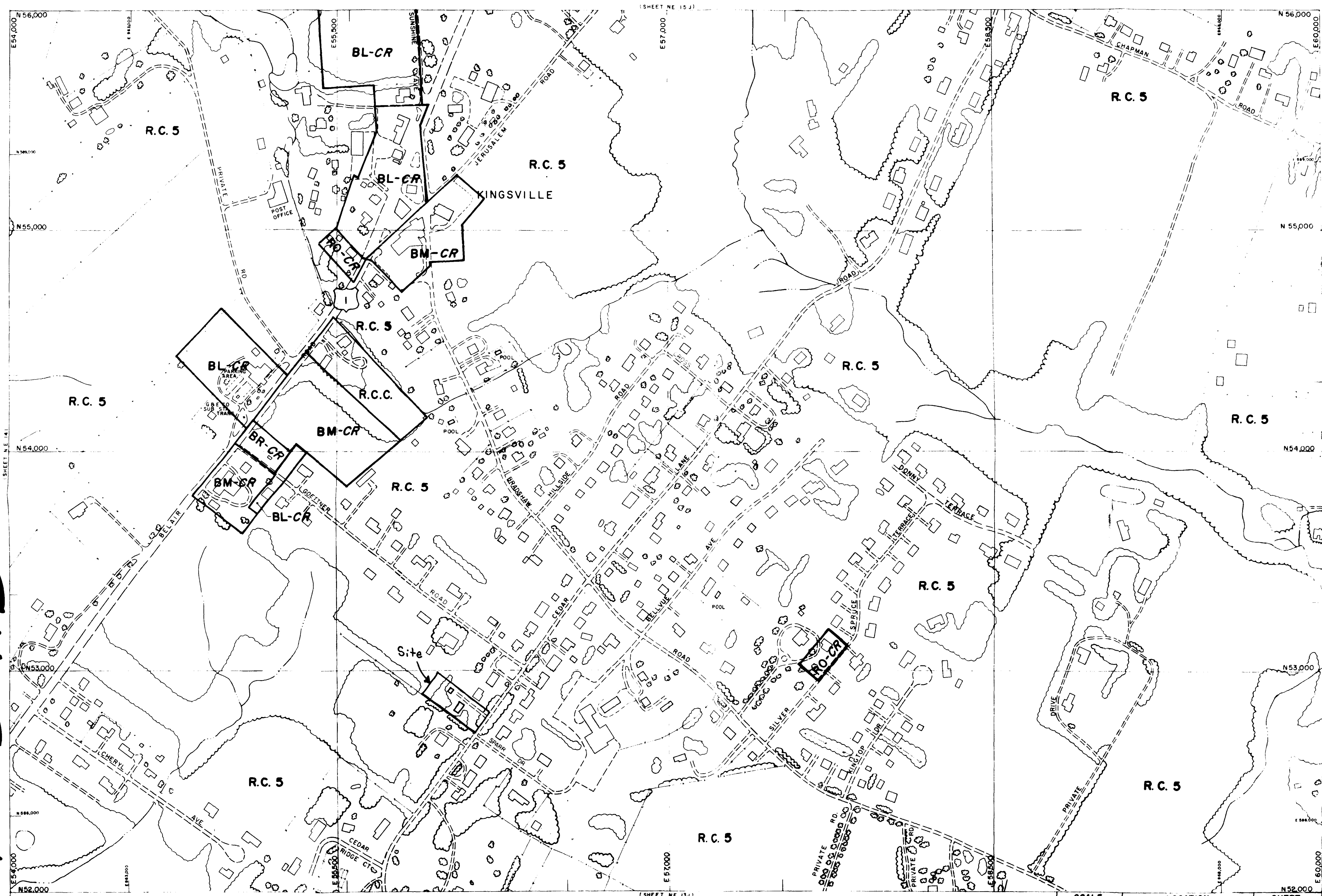
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

Greg Kilduff & Lisa Spencer
11600 Cedar Lane, Kingsville
Petition for Zoning Variance
PREPARED BY A/R PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	KINGSVILLE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		14-J

20

94-526-A



Q-NE QQ-NW

Greg Hilduff & Lisa Spencer
11600 Cedar Lane, Kingsville
Petition for Zoning Variance

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

519

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	KINGSVILLE	N. E.
DATE OF PHOTOGRAPHY JANUARY 1988		14 - J



County Council of Baltimore County
Court House, Towson, Maryland 21204
(410) 887-3196
Fax (410) 887-5791

Bertha L. Manley
First District
Melvin G. Mintz
Second District
C.A. Duich Hupperberger, III
Third District
Douglas B. Blevins
Fourth District
Vince Gardina
Fifth District
William A. Howard, IV
Sixth District
Donald C. Mason
Seventh District
Thomas J. Redwood, Jr.
Eighth District
Secretary

June 21, 1994

Mr. Lawrence E. Schmidt
Zoning Commissioner
Court House
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 57-94 concerning the public disclosure of Lisa R. Spencer, an employee of the Baltimore County Department of Personnel. Ms. Spencer has applied for a variance in order to enlarge a kitchen at her property located at 11600 Cedar Lane in Kingsville.

This Resolution was unanimously approved by the County Council at its meeting on Monday, June 20, 1994 and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Redwood, Jr.
Thomas J. Redwood, Jr.
Legislative Counsel/Secretary

Enclosure
BY MAILING
cc: Lisa R. Spencer

H.O.
County employee involved. Council
resolution copy in file

11602 Cedar Lane
Kingsville, MD 21087
June 28, 1994

Mr. Lawrence E. Schmidt
Zoning Commissioner
440 Washington Ave., Rm. 112
Towson, MD 21204

Dear Mr. Schmidt:

I have been informed by my next door neighbors, Greg Kilduff and Lisa Spencer of their desire to enlarge their kitchen at 11600 Cedar Lane. I understand that the enlargement of the kitchen will change the existing 28 foot variance to a 26 foot variance. I have reviewed their plans and approve.

Sincerely,

Frank R. Kesselring
Frank R. Kesselring



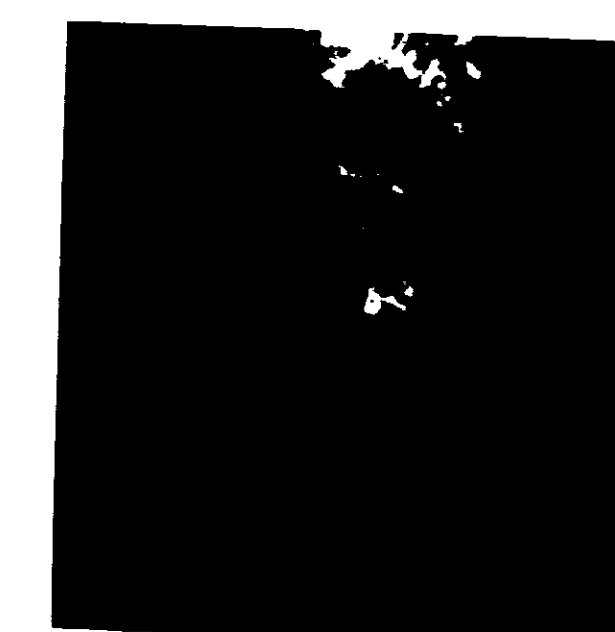
BACK ADD AREA LIMITS
YELLOW FLAKES 519



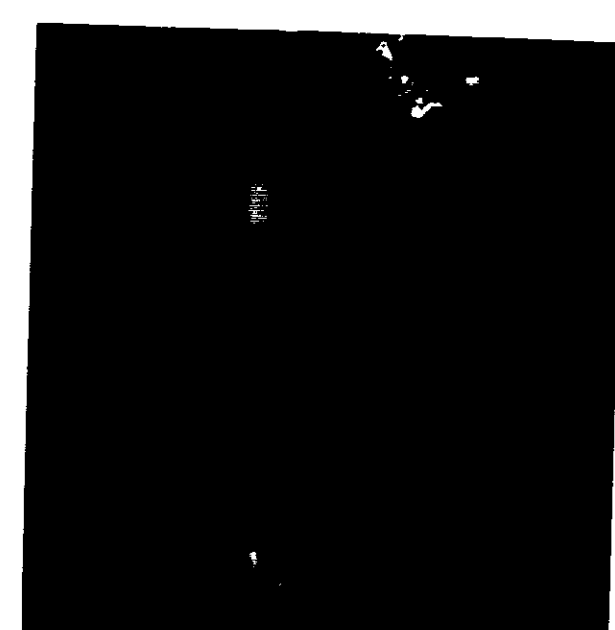
ADDITION
AREA SHOWN 519



SUBJECT LOT
11600 519
11602
NEIGHBOR



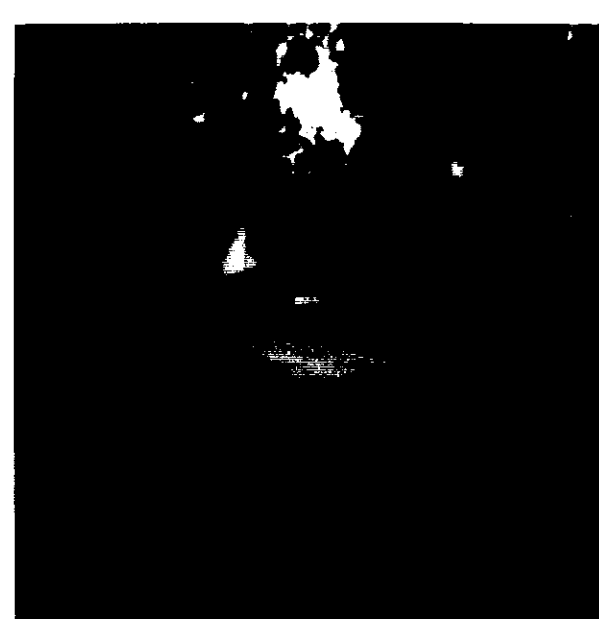
ADDITION
519



519



FRONT
VIEW
519



NEIGHBOR
11602 519

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11600 Cedar Lane Kingsville
Subdivision name: As recorded in Deed Liber SM 7747, Folio 473

see pages 5 & 6 of the CHECKLIST for additional required information

OWNER: Gregory M. Kilduff and Lisa Spencer

ZONING DESCRIPTION
FOR
11600 CEDAR LANE
KINGSVILLE 21087

Beginning at a point in the center of Cedar Lane distant 759 feet southwesterly measured along the center of Cedar Lane from the corner of the center line of Cedar Lane and the centerline of Bradshaw Road then from point of beginning the following courses and distances:

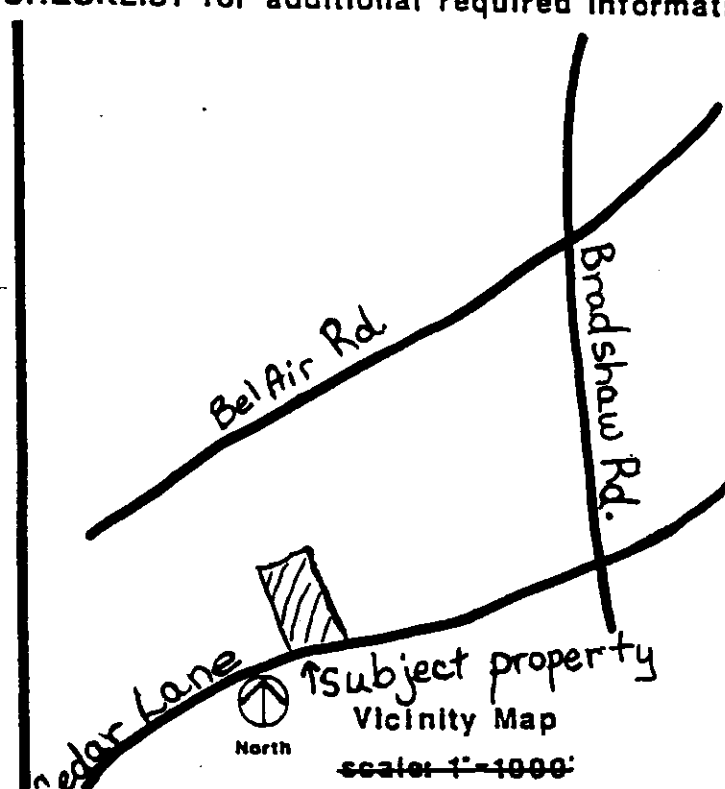
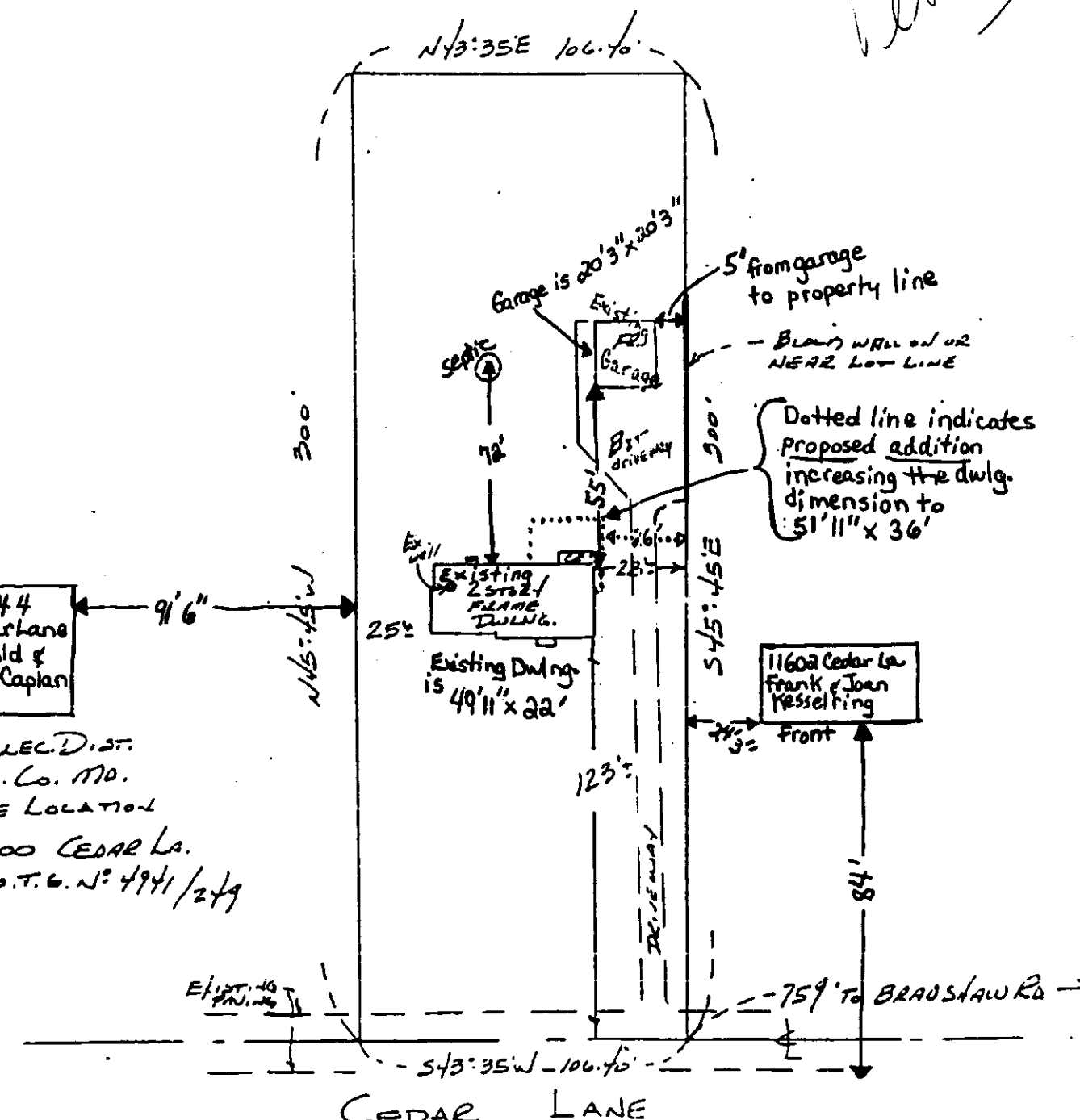
S. 43 35' W. 106.40 ft.,
N. 45 45' W. 300 ft., N.
43 35' E. 106.40 ft., S.
45 45' E. 300 ft. being
11600 Cedar Lane .73 ±
acres in election
district 11,
councilmanic district 5.

11604
Cedar Lane
Arnold &
Mary Caplan
1178 ELEC. DIST.
BALTO. CO. MD.
HOUSE LOCATED
N: 11600 CEDAR L.
REF: A.T.C. N: 4741/244



North
date: 6/28/94
prepared by: L. Spencer

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 11
Councilmanic District: 5

1"=200' scale map#: NE 14J

Zoning: RC-5
Lot size: .73 31920
acreage square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ public ☒ private
Prior Zoning Hearings:
none to my knowledge

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 519 CASE#:

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 14, 1994

Mr. Gregory M. Kilduff
Ms. Lisa R. Spencer
11600 Cedar Lane
Kingsville, Maryland 21087

RE: Case No. 94-526-A, Item No. 519
Petition for Administrative Variance
Petitioner: Gregory Michael Kilduff and Lisa Ruth Spencer

Dear Mr. Kilduff and Ms. Spencer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on Jun 30, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

U. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-519 (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for DAVID A. KANDLER, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/12/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 512,514,515,516,518, 517,520,521,522,523 AND #1.

RECEIVED
JUL 13 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

July 22, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, DEPRM
Development Coordinator, DEPRM

SUBJECT: Zoning Item #519 - Kilduff Property
11600 Cedar Lane
Zoning Advisory Committee Meeting of July 11, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

The well is located inside the existing house. The applicant should contact Mr. Thomas Ernst of the Ground Water Management Division of this Department at 887-2762 for advice on quality protection.

JLP:TE:sp

KILDUFF/DEPRM/TXTSBP

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 25, 1994

Mr. Gregory M. Kilduff
Ms. Lisa R. Spencer
11600 Cedar Lane
Kingsville, Maryland 21087

RE: Case No. 94-526-A, Item No. 519
Petition for Administrative Variance

Dear Mr. Kilduff and Ms. Spencer:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on July 22, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure



County Council of Baltimore County
Court House, Towson, Maryland 21204
(410) 887-3196
Fax (410) 887-5791

Berchie L. Marley
FIRST DISTRICT
Nelson G. Mintz
SECOND DISTRICT
C.A. Dutch Ruppensberger, III
THIRD DISTRICT
Douglas B. Riley
FOURTH DISTRICT

Vince Gardina
FIFTH DISTRICT
William A. Howard, IV
SIXTH DISTRICT
Donald C. Mason
SEVENTH DISTRICT
Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

June 21, 1994

Mr. Lawrence E. Schmidt
Zoning Commissioner
Court House
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 57-94 concerning the public disclosure of Lisa R. Spencer, an employee of the Baltimore County Department of Personnel. Ms. Spencer has applied for a variance in order to enlarge a kitchen at her property located at 11600 Cedar Lane in Kingsville.

This Resolution was unanimously approved by the County Council at its meeting on Monday, June 20, 1994 and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
R5794/DAPTJP

cc: Lisa R. Spencer

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1994, LEGISLATIVE DAY NO. 13
RESOLUTION NO. 57-94

MR. VINCENT J. GARDINA, COUNCILMAN

BY THE COUNTY COUNCIL, June 20, 1994

A RESOLUTION concerning the public disclosure of Lisa R. Spencer, an employee of the Baltimore County Department of Personnel.

WHEREAS, Lisa R. Spencer, an employee of Baltimore County, has applied for a variance in order to enlarge a kitchen at her property located at 11600 Cedar Lane in Kingsville; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a special exception filed by Linda R. Spencer does not contravene the public welfare and is hereby authorized.

R05794/R0594

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Mr. Gregory Michael Kilduff
Ms. Lisa Ruth Spencer
11600 Cedar Lane
Kingsville, Maryland 21087

Re: CASE NUMBER: 94-526-A (Item 519)
11600 Cedar Lane
N/S Cedar Lane, 759 feet SW of Bradshaw Road
11th Election District - 5th Councilmanic
Petitioner(s): Gregory Michael Kilduff and Lisa Ruth Spencer

Variance to permit a side yard setback of 26 feet (for a proposed addition on the right side of an existing dwelling, said addition being 2 feet wider than the existing house) in lieu of the required setback of 50 feet.

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Case #1 made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reinforcer regarding the administrative process.

1) Your property will be posted on or before July 10, 1994. The closing date (July 25, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Cedar Lane, 759 ft. SW
of Bradshaw Road
11600 Cedar Lane
11th Election District
5th Councilmanic District
Gregory M. Kilduff, et al
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Gregory M. Kilduff and Lisa Ruth Spencer for that property known as 11600 Cedar Lane in the Kingsville section of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 26 ft. in lieu of the required 50 ft., for a proposed addition (kitchen) on the right side of an existing dwelling (said addition is 2 ft. wider than the existing house), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-12(f)(b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of July, 1994 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 26 ft., in lieu of the required 50 ft., for a proposed addition (kitchen) on the right side of an existing dwelling, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 27, 1994

Mr. Gregory M. Kilduff
Ms. Lisa Ruth Spencer
11600 Cedar Lane
Kingsville, Maryland 21087

RE: Petition for Administrative Zoning Variance
Case No. 94-526-A
Property: 11600 Cedar Lane

Dear Mr. Kilduff and Ms. Spencer:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 11600 Cedar Lane Kingsville 21087
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 to permit a side yard setback of 26 ft. (for a proposed addition on the right side of an existing dwelling, said addition being 2 ft. wider than the existing house) in lieu of the required setback of 50 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty. Requesting a 26 foot variance from dwelling to property line. A 28 foot ~~setback~~ now exists. House was built prior to RC-5 zoning. Our kitchen is very small and needs to be enlarged. It is located on the side of the house with the 28 foot variance. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
Gregory Michael Kilduff
Lisa Ruth Spencer
11600 Cedar Lane (410) 887-3311 (W)
Kingsville, MD 21087
Lisa Spencer
Kingsville (410) 887-3311 (W)

ORDER RECEIVED FOR FILING
DATE
BY

ESTIMATED POSTING DATE
DATE 6/30/94
POSTING DATE 7/19/94
ITEM # 519

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11600 Cedar Lane
Kingsville, MD 21087

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include reasons or practice offices)

Requesting a 26 foot variance from dwelling to property line.
A 28 foot ~~setback~~ now exists. House was built prior to RC-5 zoning. Our kitchen is very small and needs to be enlarged.
It is located on the side of the house with the 28 foot variance.

That Affiant(s) acknowledges that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gregory Michael Kilduff
Lisa Ruth Spencer

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of JUNE 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gregory M. Kilduff & Lisa R. Spencer

AS WITNESS my hand and Notarial Seal
6/29/94

My Commission Expires

KRISTY M. THOMAS
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires February 28, 1998

ZONING DESCRIPTION
FOR
11600 CEDAR LANE KINGSVILLE 21087

Beginning at a point in the center of Cedar Lane distant 759 feet southwesterly measured along the center of Cedar Lane from the corner of the center line of Cedar Lane and the centerline of Bradshaw Road then from point of beginning the following courses and distances:

S. 43 35' W. 106.40 ft., N. 45 45' W. 300 ft., N. 43 35' E. 106.40 ft., S. 45 45' E. 300 ft. being 11600 Cedar Lane .73 ± acres in election district 11, councilmanic district 5.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Posted for: Variance
Petitioner: Gregory Kilduff & Lisa Spencer
Location of property: 11600 Cedar Lane N/S
Location of Sign: Property, rear, on property, rear, road
Remarks: Mithaly
Posted by: Mithaly
Date of return: 7/12/94
Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

94-526-A

receipt
7-25-94

Account: R-0C1-6190

Number 519

By JLL

Date 6/30/94

(ADMIN) RES VAR FILING CODE 010 \$ 50.00
1 SIGN POSTING CODE 080 \$ 35.00
TOTAL: \$ 85.00

OWNERS KILDUFF & SPENCER
LOC 11600 CEDAR LA

02A0C00087KTC-HRC
PA 00091450A06-30-94 \$85.00

Quarter Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JARLOW, DIRECTOR

For newspaper advertising:

Item No.: 519
Petitioner: Lisa R. Spencer
Location: 11600 Cedar Lane Kingsville MD 21087
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Lisa R. Spencer
ADDRESS: 11600 Cedar Lane Kingsville, MD 21087

PHONE NUMBER (H) 592-2487 (W) 887-3311

AJ:gg8

(Revised 04/09/93)